# CITY OF DELTA, UTAH REGULAR CITY COUNCIL MEETING MARCH 1, 2012

# **PRESENT**

Gayle Bunker Mayor

Robert Banks

John Niles

Council Member
Council Member
Council Member
Tom Stephenson

Betty Jo Western

Council Member
Council Member
Council Member

**ABSENT** 

Alan Riding Public Works Director

OTHERS PRESENT

Gregory Jay Schafer City Recorder Todd Anderson City Attorney

Aaron Petersen Delta High School Student

Lynette Peterson Parent

Robert Jeffery City Resident
Kyle Rowley City Resident
Jake Smith City Resident

Mayor Bunker called the meeting to order at 7:00 p.m. He stated that notice of the meeting time, place and agenda had been posted at the City Building and on the Utah Public Notice website and was provided to the Millard County Chronicle/Progress and to each member of the City Council at least two days prior to the meeting.

Council Member Tom Stephenson provided opening remarks, following which Mayor Bunker led those in attendance in the Pledge of Allegiance.

#### **MINUTES**

The proposed minutes of a Regular City Council Meeting held February 16, 2012 were presented for consideration and approval. Following review, Council Member Robert Banks <u>MOVED</u> to approve the minutes of the Regular City Council Meeting held February 16, 2012, as presented. The motion was <u>SECONDED</u> by Council Member Tom Stephenson. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Council Members Robert Banks, John Niles, Steven Pratt, Tom Stephenson and Betty Jo Western voting in favor and no one voting against.

#### ACCOUNTS PAYABLE

The Council reviewed the accounts payable, a copy of which had been provided to them two days prior to the meeting. Following review and discussion, Council Member Robert Banks MOVED to approve the accounts payable, dated March 1, 2012, in the amount of \$33,204.73. The motion was SECONDED by Council Member John Niles. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Council Members Robert Banks, John Niles, Steven Pratt, Tom Stephenson and Betty Jo Western voting in favor and no one voting against.

#### PUBLIC COMMENT PERIOD

Mayor Bunker invited Aaron Petersen to address the Council. Mr. Petersen asked Council Members if Delta City has any plans for going "green" and, if so, what those plans are. Mr. Petersen was advised that lighting fixtures in all City buildings were recently changed out to energy efficient fixtures. Mr. Petersen asked if Delta City had plans to put out recycling bins for things like aluminum and plastic. Council Members responded that we have not encouraged recycling because we do not have an economically feasible location where recycled items can be taken. There are a number of people who recycle aluminum and newspapers on their own but we have not been able to find anyone who can justify the cost of hauling recycled items to a recycling center. The FFA program at Delta High School tried to begin a recycling program recently but found the cost of a recycling program in Delta would be too great to make it feasible. Council Member Betty Jo Western noted that Emma Lou Harris, a Delta resident, collects aluminum cans and takes them to the recycling center.

Lynette Petersen, mother of Aaron Petersen, asked if any of the large enterprises in the area, such as Intermountain Power, Materion, etc., provide funds to the City for assisting with going "green". Ms. Petersen was advised that Delta City does not receive funding from those businesses. Ms. Petersen asked if there are any studies done to show how trees increase property values and also asked what beautification plans Delta City has that would be helping the environment.

Mayor Bunker said that we do not have a particular program but agreed that trees are always beneficial to any property but many are difficult to grow in this area. Ms. Petersen asked if the street lights are up to date with energy efficient lights. Mayor Bunker stated that all of the street lights are owned by Rocky Mountain Power and we pay them a monthly fee for the lights. Mayor Bunker talked to Rocky Mountain Power this week and requested they change to energy efficient lighting.

Ms. Petersen asked what Council Members would suggest to help residents become more environmentally friendly. Mayor Bunker told Ms. Petersen that, in this area, the biggest hurdle to recycling and becoming more environmentally friendly is the distance and cost to transport recyclables to recycling centers.

Council Members thanked the Petersens for their interest in the community.

## **UNFINISHED BUSINESS**

There were no items of unfinished business on the agenda.

#### **NEW BUSINESS**

# MAYOR GAYLE BUNKER: FOURTH OF JULY CELEBRATION

Mayor Bunker advised Council Members that the request for the military flyover has been submitted. Mayor Bunker asked Council Members to review the information sheet which is distributed to Miss Liberty pageant contestants and provide any suggestions they may have for clarifying the information. Council Member Betty Jo Western suggested that we clarify the dress requirements by stating contestants should wear "Sunday dress or business attire." Council Member Western also suggest we state the clothing must be modest. Mayor Bunker wants to avoid having young ladies spend money to participate in the contest; he would prefer they wear a nice dress they already have. Council Members agreed the contestants should not have to purchase a dress to participate. Council Members made several changes to the information sheet to be provided contestants.

Mayor Bunker asked if Council Members were in agreement with asking Grant Nielson to act as Grand Marshal for the celebration. Council Members agreed.

Further plans for the Fourth of July celebration will be discussed at the next meeting.

## MAYOR GAYLE BUNKER: PROPOSED DELTA COMMUNITY CENTER

Mayor Bunker reported he had provided an amended floor plan for review of Council Members and asked for their comments. The amended floor plan proposed moving Conference Room A and Conference Room B toward the front of the building and moving restrooms toward the rear. Council Member Steven Pratt questioned whether the building could be rotated on the lot so the entry way would be toward the corner of Main Street, making the door closer to the parking area. This would put the emphasis of the building on the corner and add architectural details could be added to make it a focal point. Council Members will continue discussing floor plan and building placement at the next meeting.

Mayor Bunker reported he had received a call from Alan Kawasaki, the architect who provided drawings for both Topaz Museum and the community center. Mr. Kawasaki wanted to know how plans are coming and expressed an interest in continuing his involvement in the project. Mayor Bunker was unsure how we could involve Mr. Kawasaki because we need to keep construction costs to a minimum and do as much as possible ourselves.

Council Member Betty Jo Western asked if anyone else had heard people who were concerned about there being three buildings on the Main Street property which was originally planned for a single facility that would house three museums and a community center. Mayor Bunker reported that someone had said they did not realize there would be three buildings. The person had no objection or concern but did not know there would be three separate buildings. Council Member Western asked if the community center would be taking business away from our business people. Mayor Bunker stated that he had discussed the community center with Laurie Griffiths, owner of The Gathering Place where many events are held. Ms. Griffiths stated that her business provides an atmosphere for events and she had no problem with constructing a community center. The community center will simply provide a facility to be used by community members. Council Member John Niles noted that the Intermountain Power Service board has wanted to hold meetings in Delta but could not find a suitable place so they went elsewhere. The community center would provide a place for events like board meetings.

Council Member Western asked if this is the best time to construct the building. Council Member Steven Pratt said that, from a cost standpoint, when contractors' business is slow they usually provide lower bids so they can obtain work, however, the price of building materials rises along with the price of fuel. Council Member Western asked what City resources would be used toward construction of the building. Mayor Bunker stated that we would act as the general contractor and hire sub-contractors to do the work. City employees may get involved if some dirt or road base needs to be hauled in, or do some landscaping and water/sewer/storm drain connections. Council Members also discussed using local contractors for as much work as possible and using local vendors if their bid is within five to ten percent of the lowest bid received.

Council Member Pratt requested that a spreadsheet be prepared showing the cost of utilities and maintenance on the City Building so that those numbers could be used to determine the approximate cost of maintenance on the community center.

Mayor Bunker thanked Council Members for their comments and said we will be discussing the matter further at the next meeting. Council Member Steven Pratt will generate some computer images of proposed floor plans and building placement for the next meeting. Mayor Bunker checked on tables and chairs and found that we have adequate storage for the tables and chairs we are proposing.

## OTHER BUSINESS

Mayor Bunker asked Kyle Rowley, of Pahvant Butte Subdivision, to advise Council Members about progress on his subdivision improvements. Mr. Rowley reported that all of the road base is in, sewer and storm drains are installed and water pipes are ready to be put into the ground. Mr. Rowley asked about the amount of bond or guarantee he would need to provide for curb, gutter and asphalt. City Attorney Todd Anderson responded that the guarantee would have to be 125% of the cost of the improvements.

Mayor Bunker advised Mr. Rowley to contact the City Office on Monday to determine the amount of the bond or guarantee required.

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Mayor Bunker reported public works employees have been working on installing the new door at the airport hangar. Council Member Pratt noted that he had been at the airport on Monday and observed the steel frame is over the door and concrete has been poured all across the front. There was also sheeting on the arch and it appears that framing and sheeting the wall still needs to be done before installing the door. Mayor Bunker stated they had found there was no insulation in the east wall of the pilots lounge so they are installing insulation in that wall and will also install new windows.

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Mayor Bunker reminded Council Members we need to know who is attending the Utah League of Cities and Towns conference in St. George on April 11, 12 & 13. Council Members Pratt and Western stated they will be attending.

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Mayor Bunker reported he had discussed the Emergency Alert Sirens at the most recent Mayors / County Commissioners meeting. The siren in Delta had gone off a couple of times the day prior to the meeting. County Emergency Management Director Forrest Roper advised Mayor Bunker that we do not have to have the sirens going off every time the fire department is called out. Mayor Bunker asked for input from Council Members as to whether they want the siren to go off when fire personnel are called out. Mayor Bunker asked, if we become so accustomed to the fire alert tone, will we pay attention when there is an emergency tone. Council Member John Niles said he was asked if it would be possible to announce and do a demonstration of the three siren tones on the Fourth of July when the city is full of people. That would be a great opportunity to let a large number of people know how the different alert tones sound. Council Members thought that would be a good idea. Mayor Bunker requested that Council Members think about the matter and it will be discussed at another meeting.

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Council Member Steven Pratt asked whether the building inspector had contacted City Recorder Gregory Schafer regarding how to record time spent doing inspections for business licenses. City Recorder Schafer stated that he had not heard from the building inspector. Council Member Pratt asked if our contract with Sunrise Engineering addresses building inspections for business licenses. Mayor Bunker said we will work out an agreement with Sunrise Engineering for those inspections.

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Council Member Pratt reported that someone has applied for a business license to operate a retail discount store in a vacant building located at approximately 64 North 200 East. Council Member Pratt questioned whether the building is in compliance with zoning ordinances inasmuch as it was "grandfathered" as a non-conforming structure and, since it has been vacant for at least six months, any business that opens in that building must conform with current zoning ordinances. Council Member Pratt noted that, in order to be a conforming use as a high volume retail space, it would require over twenty parking stalls and there is only room for about five parking spaces for the building. Council Member Pratt was advised that the license is currently under review and his comments will be part of the review process.

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Council Member Western asked if letters had been sent to residents who had vehicles parked on the street during recent snow removal. City Recorder Schafer advised Council Members letters had been sent to those who were in violation of the ordinance during the last snow storm and people are now coming in to ask questions about the ordinance. There were some questions about parking at the Sands Apartments but off-street parking spaces are available for all residents, even though some of them choose to park along the street. Council Members noted that many people have recreational vehicles parked in their driveways so they park their vehicles on the street.

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Mayor Bunker asked if there were any comments, questions or other items to be discussed. There being none, Council Member Robert Banks <u>MOVED</u> to adjourn the meeting. The motion was <u>SECONDED</u> by Council Member Steven Pratt. Mayor Bunker asked if there were any comments or questions regarding the motion. There being none, he called for a vote. The motion passed with Council Members Robert Banks, John Niles, Steven Pratt, Tom Stephenson and Betty Jo Western voting in favor and no one voting against.

Mayor Bunker declared the meeting adjourned at 8:53 p.m.

Gregory Jay Schafer, MMC, City Recorder

MINUTES APPROVED: SCCM 03-22-12